

**City Heights Redevelopment
Project Area Committee Minutes
Monday, January 10, 2011**

The members of the City Heights Project Area Committee (PAC) held their meeting at the Metro Career Center Office Building.

The following members were present:

Adato, Yigal	Lindahl, Fred	Tate, Elizabeth
Allen, Aaron	Malinomar, Ahmed 6:40	Vaccariello, Patty
Cormier, Mark	Nelson, David	Varnadore, Jim
DiPaolo, Niki 6:04	Otero, Mary	Williams, LaToria
Eaton, Katt	Rossler, Michael	
Gomez, Georgette 6:10		

The following members were absent: Nguyen, Kim

Also present: Melissa Garcia & Karina Danek (Redevelopment)

I. Call to Order

The meeting was called to order at 6:03 pm. Roll call was conducted. A Quorum was established.

II. Agenda

Jim Varnadore made a motion to approve the January 10, 2010 agenda, seconded by Michael Rossler. Motion passed 11-0-1.

III. Minutes

David Nelson made a spelling correction. Katt Eaton made a motion to approve the December 13, 2011 minutes as amended seconded by Jim Varnadore. Motion passed 13-0-0.

IV. Public Comment, PAC Members Comment and Staff Announcements

Public Comments

The following members of the Public comments:

Pam Ison, District 3- Provided copies of District 3 Dialogue; announced Redevelopment Ad hoc Committee; State of District Three on January 25th at 6:30pm.

PAC Members Comments

The following members of the PAC made public comments:

Yigal Ada- City Heights BID has community enhancement efforts along El Cajon Blvd; will share information with PAC.

Aaron Allen- Announced he is State Senator Juan Vargas' representative (focusing on City Heights).

Patty Vaccariello- City Heights Area Planning Commission Elections will be held March 7.

Mark Cormier- Apologized to PAC for absences; will be attending meetings regularly.

Katt Eaton- Provided copies of The Parkster.

Staff Announcements

Melissa Garcia provided the following updates:

Home Avenue Park

This item was not placed on the Agenda because Agency staff is working with City staff to identify alternatives to the rubberized asphalt being proposed in the CEQA documents.

Colina Park Sidewalks

Staff met with City Engineering regarding the PAC recommendation to obtain cost estimates for installation of missing sidewalks in Colina Park. City Engineering stated they need a picture of each missing sidewalk segment, noting if there is a curb and gutter, storm drain, any encroachments into the right of way, need for a retaining wall, etc. Then an extensive cost summary sheet will need to be filled out for each segment that estimates the cost of the sidewalk in accordance with the City's costs. The Agency's engineering consultant will put this package together.

Karina Danek provided the following updates:

Staff is working with the owner of the Silverado Ballroom to rehabilitate the building. Staff is also seeking local historic designation for the building and is hoping to bring project to PAC soon.

City Heights Square Mini Park

The last component of the City Heights Square Master Plan is a 5,400SF public park. Agency owns the land is required to pay for the design and construction of the park pursuant to the DDA for the City Heights Square Mixed Use Project. The park will be transferred to the City once the improvements are completed. A CIP was established and funded (\$731,500) back in 2008 based on an assumed scope of prior to community outreach. Engineering and Capital Projects is almost done with the design phase completed per Council Policy 600-33, Community Notification and Input for City-wide Park Development Projects. Various workshops were facilitated to obtain community input and a General Development Plan (GDP) was approved by Park and Recreation Board. Based on GDP, an addition \$198,905 is needed for improvements in public right of way. Staff will be going to the Agency/Council on January 25, 2011 to add \$198,905 to the CIP. Funding must be in place prior to moving forward with advertising/bidding (to take place in early spring 2011). The park also includes an art Component and the artist selection was administered by Commission for Arts and Culture; Wendell Kling was the selected artist. However, Mayor Sanders recently suspended all activity related to public art in capital improvement programs due to City's budget deficit.

V. New Business

A. Election of PAC Officers for 2011- Action Item-

PAC Chair- Fred Lindahl was nominated. He received the majority of votes.

Vice Chair- Elizabeth Tate and Ahmed Malinomar were nominated. Elizabeth Tate received the majority of votes.

Secretary- Niki DiPaolo, Michael Rossler, LaToria Williams were nominated. Michael Rossler declined nomination. LaToria Williams received the majority of votes.

Housing Subcommittee members: Aaron Allen, Katt Eaton, Georgette Gomez, David Nelson, Jim Varnadore, Mary Otero and Elizabeth Tate.

Ad hoc Committee for Infrastructure members: Fred Lindahl, Georgette Gomez, David Nelson, Patty Vaccariello and Jim Varnadore; in addition Mary Otero and LaToria Williams were appointed by the PAC Chair.

- B. 3332-3406 Fairmount Ave Property- Information Item-** Karina Danek provided general property information (including site opportunities and constraints) and provided three scenarios for the site. Discussion and comments followed.
- C. Introduction to Redevelopment – Information Item-** Staff facilitated an Introduction to Redevelopment PowerPoint presentation. Questions followed.

VI. Chair and Subcommittee Reports

- A.** Chair's Report- No report.
- B.** Housing Subcommittee- Did not meet.
- C.** Ad-hoc Committee Infrastructure and Implementation Plan- will meet on January 19 at 6pm at the City Heights Recreation Center.

VII. Next Meeting Agenda- PAC discussion and action on next meeting's agenda.

- A.** Update on Fairmont Property
- B.** PAC Vacancies

VIII. Adjournment- The meeting adjourned at 8:40 pm.

(This information will be made available in alternative format upon request. To make requests for alternative format, interpreters, listening devices, or other accommodations, please contact us at least 5 days in advance. All special requests should be directed to Karina Danek at (619) 236-6537 or email: kdanek@sandiego.gov)